Acquisition of Prime Land in Vasant Kunj area.

607. DR. ALLADI P. RAJKUMAR: Will the MINISTER OF URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) whether a Cooperative House Building Society has acquired many acres of prime land in South Delhi near Vasant Kunj in violation of both the Delhi Master Plan and the Delhi Development Act; and

(b) the action taken in the matter against the society and other persons involved and to get the land released from the society?

THE MINISTER OF SURFACE TRANSPORT AND THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI T.G. VENKATRAMAN): (a) and (b) DDA has reported that one Jagjeevan Cooperative House Building Society claimed ownership of two stretches of land measuring 7.11 acres in village Kasumpur, Vasant Kunj, Phase-III and 8.61 acres of land in Vasant Kunj, Pocket-IV. Consequent upon acquiring the former piece of land by DDA, the Society filed a Civil Writ Petition No. 3191/97 in the Delhi High Court which has been dismissed by the Court with cost. The 8.61 acre of land also falls in development area of DDA and DDA have requisitioned for acquisition of the same under Land Acquisition Act in 1991. The Writ Petition filed by the Society for this land has also been dismissed. The Society has also filed two Suits which are pending in Delhi High Court.

Persons registered under new pattern housing scheme

608. SHRI SOLIPETA RAMACHANDRA REDDY: Will the MINISTER OF URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) the number of persons registered under new pattern housing scheme, 1979 for flats/plots, category-wise;

(b) the number of persons who have since been allotted plots/flats till date;

(c) by what date the rest of persons will be allotted plots/flats; and

(d) the likely price of plots/flats at the time of new allotment?

THE MINISTER OF SURFACE TRANSPORT AND THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI T.G. VNEKATRAMAN): (a) DDA has informed that the following number of persons were registered under "New Pattern Housing Scheme-1979" for allotment of ready built flats by DDA:

MIG : 47521 LIG : 67502 JANTA : 56249

(b) The number of persons registered under this scheme who have been covered for allotment till date are as under:

MIG : 37424 LIG : 50271 JANTA : 56249

(c) No time schedule is specified for allotment of flats to wait listed persons keeping in view the constraints regarding availability of land and other civic services such as water and electricity from other agencies.

(d) The price of flats is determined on the basis of cost prevailing at the time of communication of allotment, as per the extent policy of the D.D.A.

Area comprising green belt

609. SHRI SATCHIDANANDA:
SHRI V. KISHORE CHANDRA S.
DEO:
SHRI NILOTPAL BASU:

Will the MINISTER OF URBAN AFFAIRS & EMPLOYMENT be pleased to state:

(a) what is the percentage and total area comprising green belt in South Avenue and North Avenue M.P.s' localities in New Delhi and in the area between Vasant Kunj and Vasant Vihar;

(b) how it is maintained for grass lawns and other vegetations and under which authority;

(c) the expenditure incurred thereon, per annum; and

(d) how much of it has been encroached upon or is otherwise misused?

THE MINISTER OF SURFACE TRANSPORT AND THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI T.G. VENKATRAMAN): (a) The total area under green belt at North Avenue & South Avenue is 11.75 acres (North Avenue 5.63 acres & South Avenue 6.12 acres). The area between Vasant Vihar and Vasant Kunj is 315 hectares, out of which 140 hectares is reserved for recreational purposes which is 44% of the total area.

(b) Lawns in North Avenue & South Avenue are maintained by CPWD while the area between Vasant Kunj and Vasant Vihar is maintained by DDA. Such areas are maintained through regular planting of trees/shrubs etc. and developing fresh open spaces. This is a continuous process.

(c) Average annual expenditure on North Avenue & South Avenue is Rs. 8 lakhs and between Vasant Kunj and Vaant Vihar is Rs. 3.85 lakhs.

(d) There is no unauthorised encroachment on the North Avenue and South Avenue lawns except a small portion in the back of 185, South Avenue used as kitchen garden. Between Vasant Kunj and Vasant Vihar, there is an encroachment of Jhuggi clusters in approximately 60 hectares of land at Kusumpur Pahari located between Vasant Vihar and Vasant Kunj.

Development of Urban Infrastructure and Real Estate

610. SHRI RAMDAS AGARWAL: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether Government propose to open up the urban infrastructure and real estate development to foreign investment, as reported in the Economic Times, dated 16th October, 1997;

(b) if so, the details thereof indicating in percentage upto what extent foreign investment would be allowed;

(c) whether HDFC has entered into any Join-venture agreement with some foreign company; and

(d) whether Government propose to allow NRIs to invest in real estates in the country?

THE MINISTER OF SURFACE TRANSPORT AND THE MINISTER OF URBAN AFFAIRS AND EMPLOYMENT (SHRI T.G. VENKATRAMAN): (a) and (b) Foreign investment in urban infrastructure and real estate development in India is open to the NRIs/PIO & OCBs. The present policy, however, does not cover foreign direct investment in these sectors. In the recently organised Government Industry Meet in October, 1997 representatives from various industries advocated for opening up Foreign Direct Investment (FDI) in housing, real estate and infrastructure sector.

Pursuant to the recommendations of the Meet, a committee has been constituted comprising representatives from the Government as well as Industry to examine the issues relating to private/corporate investments in urban infrastructure. One of the task before the Committee is to consider the issue of opening Foreign Direct Investment in urban infrastructure sector.

Pending the final position recommendations of the Committee, it is not possible to say whether and upto what extent foreign direct investment would be considered.

(c) As reported by Foreign Investment Promotion Board, Housing Development Finance Corporation (HDFC) and Government of Singapore Investment Corporation (GIC) propose to form a Special Purpose Investment Vehicle to